



**TOWNSHIP OF GALLOWAY
DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING AND ZONING BOARDS**

300 E. JIMMIE LEEDS ROAD GALLOWAY, NJ 08205
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Pamela K. Alleyne
Planning/Zoning Board Administrator

**MINUTES
PLANNING BOARD MEETING
MAY 24, 2007**

The meeting was called to order at 7:30pm. Ken Sooy chaired the meeting.

Present: Bassford Bruno, Germano, Jones, Lucarelli, Sperling and Sooy

Absent: Dase, Garbutt, Meadows, Mannis

APPROVAL OF MINUTES: 4/26/07 Approved

APPROVAL OF BILLLS: 5/24/07 Approved

COMPLETENESS:

- **Start Tape # 1 count 99. End tape # 1 count 199.**
#14-07 Atlanticare Medical Center
Minor Site Plan Complete
- **Start Tape # 1 count 200. End tape # 1 count 324.**
#15-07 Malama, Bremen Avenue Subdivision
Prelim & Final Subdivision Complete
- **Start Tape # 1 count 327. End tape # 1 count 425.**
#34-06 Nantucket @ Galloway
Prelim & Final Site Plan Complete
- **Start Tape # 1 count 430. End tape # 1 count 474.**
#16-07 Smithville Shopping Center
Site Plan Amendment Complete

DECISION & RESOLUTIONS:

#1-07 Dinos' Gas to Go, #4-07 Florence, #6-07 Irwin, #7-07 Tilton Rd Office Building
Adopted as Presented.

NEW APPEALS

MINOR SUBDIVISION:

PB # 10-07 Mansion Builders

Quince Avenue II

Block 723 Lot(s) 8.01 & 8.02

3 lot Minor Subdivision

R-1 (Pinelands Regional Growth)

Start Tape # 1 count 510. End Tape # 1 count 917. 7:50pm – 8:06pm

The applicant is requesting a minor subdivision approval to create three lots from two existing lots. The property is located on Quince Avenue. The existing parcel is 24,829 square feet. The property is located in the Pinelands Regional Growth District (R-1) zoning district. Recreation fee of \$15,000 will be required.

No variances are requested.

George Miller represents the applicant

Start Tape # 1 count 547. End Tape # 1 count 669.

Dan Kwapenski, Engineer has commented that the building height will be up to 26.5' as the ordinance allows. Seeks a waiver for the parking garage. Want the garages to be located in the front. No variances are requested. Water and sewer are proposed by the subdivision (Whispering Pines III). These lots cannot be built until the utilities are in for the Whispering Pines III. Deed restriction will be provided to the homeowner to let them know that the drainage system located on their property. The drainage system will be underground.

Professional Comments

Start Tape # 1 count 669. End Tape # 1 count 686.

Kevin Dixon comments that the applicant has agreed to comply with all the comments contained in the May 14, 2007 report. Grading information will be provided and dealt with administratively.

Start Tape # 1 count 869. End Tape # 1 count 902.

Tiffany Cuiello comments that the applicant has agreed to comply with all the comments contained in the report dated May 16, 2007. Has requested that the applicant stagger the front yard setbacks in 5' increments. Point of Sale indicating the drainage chambers so that the homeowner will be fully aware of their location. And all chambers and utilities will be shown on the landscaping plans so there is no confusion.

No Public Comments

Motion to accept the # 10-07 Mansion Builders Quince Avenue I. 3 lot Minor Subdivision was made by Bassford and 2nd by Germano

Those voting in favor: Bassford Bruno, Germano, Jones, Lucarelli, Sperling and Sooy

MINOR SUBDIVISION:

PB # 11-07 Mansion Builders

Quince Avenue II

Block 727 Lot(s) 1

2 lot Minor Subdivision

R-1 (Pinelands Regional Growth)

Start Tape # 1 count 923 End Tape # 1 count 961. 8:06pm – 8:08pm

The applicant is requesting a minor subdivision approval to create two lots from one existing lot. The property is located on Quince Avenue. The existing parcel is 23,086 square feet. The property is located in the Pinelands Regional Growth District (R-1) zoning district. Recreation fee of \$10,000 will be required.

No variances are requested.

George Miller represents the applicant

Start Tape # 1 count 923. End Tape # 1 count 935.

Dan Kwapenski, Engineer comments that curbing and sidewalks all the way around the property. Previous comments apply to this subdivision.

Professional Comments

Start Tape # 1 count 935. End Tape # 1 count 940.

Kevin Dixon comments that the applicant has agreed to comply with all the comments contained in the May 14, 2007 report. Grading information will be provided and dealt with administratively.

Start Tape # 1 count 941. End Tape # 1 count 946.

Tiffany Cuiello comments that the applicant has agreed to comply with all the comments contained in the report dated May 16, 2007. Corner lot Hayes Avenue is the greater setback not the minimum 10'.

No Public Comments

Motion to accept the # 11-07 Mansion Builders Quince Avenue II. 2 lot Minor Subdivision was made by Bassford and 2nd by Germano

Those voting in favor: Bassford Bruno, Germano, Jones, Lucarelli, Sperling and Sooy

MINOR SUBDIVISION:

PB # 12-07 Mansion Builders

Quince Avenue III

Block 723 Lot(s) 5

2 lot Minor Subdivision

R-1 (Pinelands Regional Growth)

Start Tape # 1 count 964. End Tape # 1 count 1009. 8:08m – 8:10pm

The applicant is requesting a minor subdivision approval to create two lots from one existing lot. The property is located on Quince Avenue. The existing parcel is 15,681 square feet. The property is located in the Pinelands Regional Growth District (R-1) zoning district. Recreation fee of \$10,000 will be required.

No variances are requested.

George Miller represents the applicant

Start Tape # 1 count 291. End Tape # 1 count 356.

Dan Kwapenski, Engineer comments that curbing and sidewalks all the way around the property. Previous comments apply to this application.

Professional Comments

Start Tape # 1 count 985. End Tape # 1 count 989.

Kevin Dixon comments that the applicant has agreed to comply with all the comments contained in the May 14, 2007 report. Grading information will be provided and dealt with administratively.

Start Tape # 1 count 990. End Tape # 1 count 993.

Tiffany Cuvillo comments that the applicant has agreed to comply with all the comments contained in the report dated May 16, 2007. Corner lot Hayes Avenue is the greater setback not the minimum 10'.

No Public Comments

Motion to accept the # 12-07 Mansion Builders Quince Avenue III. 2 lot Minor Subdivision was made by Bassford and 2nd by Bruno

Those voting in favor: Bassford Bruno, Germano, Jones, Lucarelli, Sperling and Sooy

Board Discussion

Start Tape # 1 count 1021 End Tape # 1 count 1321.

Tiffany discusses the amendment to the following ordinances:

1700- 2007 Address the location of Stormwater Management Facilities

1701- 2007 Reducing setbacks and coverage requirements
1702- 2007 Revising the NR zoning district
1703- 2007 Revising HC-1 and HC-2 zoning districts
***1704- 2007 Creating design standards for corner lots**
1705- 2007 Amending Conditional Uses and Standards
1706- 2007 Revising the Zoning Map to extend the PRO zoning district
1707- 2007 Revising the Zoning Map to extend the CVC zone
1708- 2007 Creating TI-2 zoning district and design standards
1709-2007 Creating PCR (Planned Commercial/Recreation) zoning district
1710-2007 Revising the Conditional uses in the CH zoning district
1711 –2007 Creating Performance standards for Industrial land uses
1712 – 2007 Adopting a new zoning map
1713- 2007 Creating a new Community Commercial-2 zoning district
***1714 –2007 Allow for Site plan waivers and administrative approval**

***Non Master Plan related ordinances**

Motion to adopt the Master Plan related ordinances 1700-1703- 2007 and 1705 – 1714- 2007 to Chapter 233; Land Management of the Galloway Code was made by Bruno and 2nd by Germano

Those voting in favor: Bassford, Bruno, Germano, Jones, Lucarelli, Sperling and Sooy

Motion to adopt the amendments 1704-2007 to Chapter 233, Land Management of the Galloway Code was made by Bruno and 2nd by Germano

Those voting in favor: Bassford, Bruno, Germano, Jones, Lucarelli, Sperling and Sooy

Motion to adopt the amendments 1714-2007 to Chapter 233, Land Management of the Galloway Code was made by Lucarelli and 2nd by Bruno

Those voting in favor: Bassford, Bruno, Germano, Jones, Lucarelli, Sperling and Sooy

It will be sent to the governing body for second reading on June 12, 2007

Meeting adjourned 8:30 pm

Minutes Submitted by Pamela Alleyne, Board Administrator